

# Pennance Villa





## Pennance Villa, Higher Pennance, Lanner, Redruth TR16 5TU

- *Originally built in the 1880s*
- *Extensive ground floor renovations and extension in 2021*
  - *3 bedrooms (master en suite)*
  - *Full width open plan living room*
- *Well appointed kitchen with separate utility / boot room*
  - *Garden room*
- *South facing lawned garden*
  - *Heated outdoor pool*
  - *Purpose-built office*
  - *Far reaching views*
  - *Parking for three cars*
- *Renewables: solar panels, air source (for the pool)*







Set within a traffic-free, south facing and elevated position commanding far-reaching countryside views beyond the village, this wonderfully renovated Victorian family home provides a fantastic lifestyle with its heated outdoor pool, home office and open plan living, just moments from the walking trails around Carn Marth.

### **The location**

Centrally positioned between Cornwall's north and south coasts, Lanner is conveniently located for the surrounding towns of Falmouth, Truro, Redruth and Helston, ensuring a base from which to enjoy the very best of Cornish life. The village amenities include a well-regarded garden centre and restaurant / bar (Amy's), primary school, village hall, two pubs and a church. There are plenty of dog walking, running and cycle routes in the immediate area, including the walks around Carn Marth, just moments from the property.

Located in the heart of Cornwall's iconic mining landscape, nearby Stithians lake is one of the largest inland water features in Cornwall, with something for everyone to enjoy, including beautiful walks, fishing, water sports, lakeside café and camping - both a tranquil setting and hive of activity.

Both mainline (Redruth) and branchline (Perranwell Station) rail services are within a few miles and the thriving seaside town of Falmouth is within a short drive, as are the surfing beaches on the north coast at Porthtowan and Portreath.

### **The property**

- Late Victorian village home (built around 1880-1890)
- Extensive ground floor renovations and extension in 2021
- Quiet and traffic-free setting on the rural fringe of the village of Lanner
- Imaginatively renovated stylish interiors blend originality and modern flourishes beautifully
- Welcoming and relaxing open plan living areas
- Three bedrooms
- Far-reaching views
- New (2021) double glazed sash windows and doors
- Full width open plan living room with British-made Charnwood woodburner, two granite fireplaces and engineered timber flooring
- Two openings through to a garden room with wonderful views and a large skylight
- Well appointed kitchen with solid wooden tops Rangemaster cooker with induction hob, twin oven and grill. Integrated appliances include fridge, freezer, microwave, wine cooler and dishwasher.
- Utility / boot room with external access
- Master bedroom includes range of fitted wardrobes, en suite shower room and a far-reaching view
- Two further bedrooms, both with far-reaching views
- Four-piece family bathroom

### **The garden**

- Deep and sunny lawned garden bordered by mature hedging
- Home office with far reaching countryside views
- Heated outdoor pool (air source heat exchange) with roll out cover and pool house (WC and basin)
- Poolside terrace and raised patio for al fresco dining
- Storm porch and parking for three cars with EV charging point

### **Tenure, services and general information**

Freehold. Mains water and private drainage. Mains electricity. Oil-fired central heating. App-controlled Lutron lighting

Renewables: Solar panels (installed 2023) for electricity. Air source heat exchange for the pool (installed 2023)

Broadband: standard broadband (up to 24 Mbps) is available in the postcode

**What 3 Words** /// feathers.airfields.herbs

### **Distances**

Lanner – 0.5; A30 (Redruth) – 3;  
Carn Brea monument – 3.5;  
Stithians Lake Activities Centre – 3.5;  
Perranwell Station (branchline rail) – 5;  
University of Exeter (Penryn campus) – 6;  
Porthtowan beach – 6.5; Falmouth – 9;  
Truro – 9; Cornwall Airport (Newquay) – 26  
(All distances are approximate and in miles)

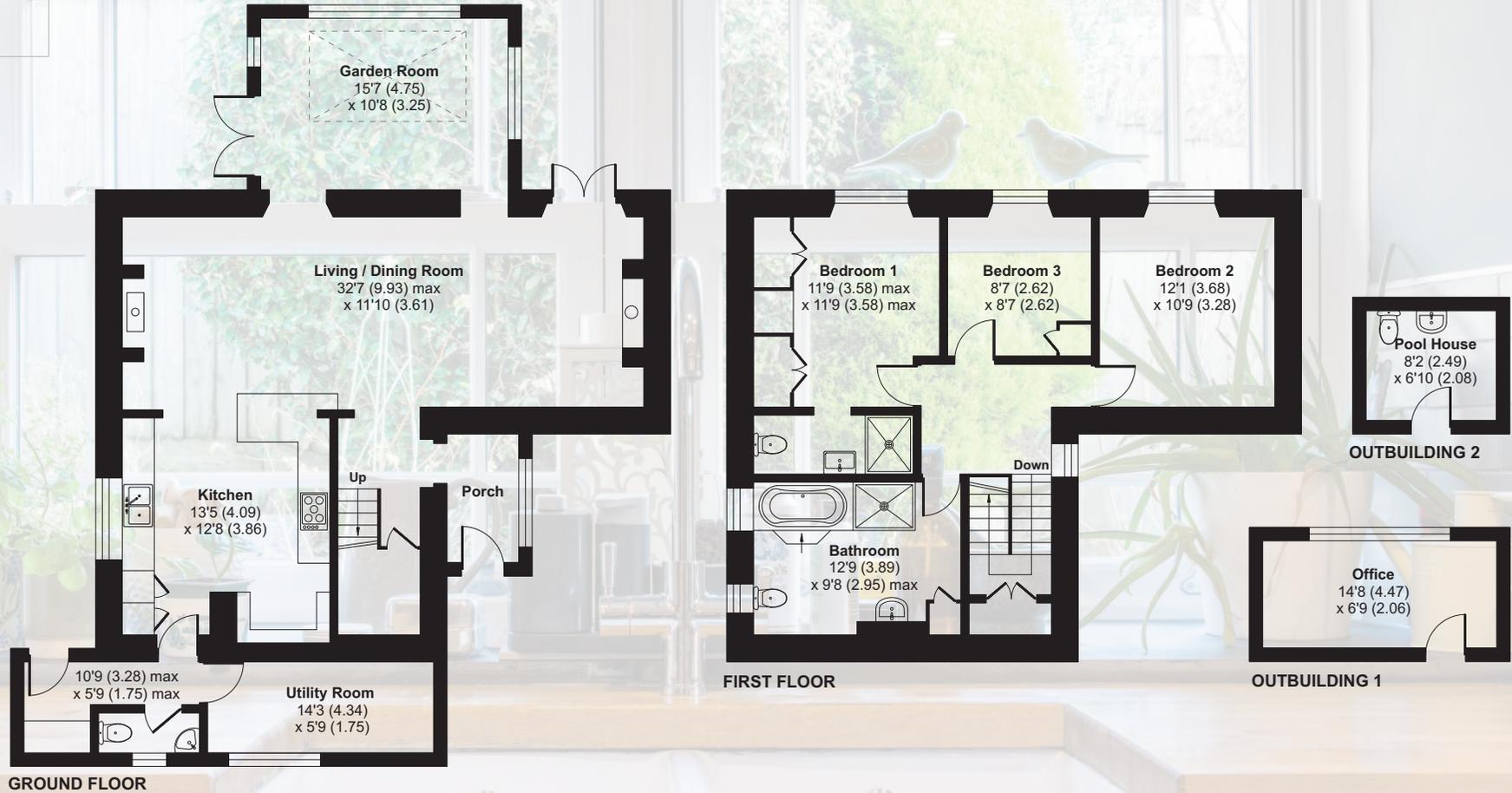
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Main House = 1731 sq ft / 160.8 sq m

Total = 1885 sq ft / 175.1 sq m (includes outbuildings)

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 B
69-80	<b>C</b>		
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Shore Partnership Limited. REF: 1078491

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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